



CONDITION INSPECTION REPORT

Name of the Apartment Community: _____
 Address: _____ Apt. # _____ Occupied? Yes__ No __
 Date Unit Reoccupied (If “No”) _____ Inspector Date: _____
 Certified Building Inspectors Name
 (Print): _____ Unit #: _____

No	Minimum Standards for Basic Equipment & Facilities for Dwellings	PASS	FAIL	Action Required for Compliance
1	Address number for the unit(s) is posted in plain view thus: a) street address on complex’s monuments sign, and b) Identify each building by number, letter (or description if Office, Clubhouse, Storage, ect.) c) Each dwelling unit’s ID (number or letter) must clearly visible. ALL of the above must be quickly & readily visible, without a search struggle.			
2	Interior and exterior doors are not ill-fitting, frames and hardware are in good condition and operate properly; privacy locks are provided for bathroom(s). (Provide “failed” location(s) if applicable			
3	Interior floors, walls and ceiling kept in good repair.			
4	Windows, 8% glazing of floor space for light and ventilation, 45% shall be operable with screens if no air conditioning. Windows shall be in good repair and rodent proof, no open cracks or holes.			
5	Floors, stairs, landings, balconies, decks and porches are maintained in sound condition and good repair; interior and exterior railings and handrails are properly secured and in good repair.			
6	Bathroom(s) have operable bath fan in good condition or window.			
7	Plumbing facilities including kitchen sink, lavatory, tub or shower, and water closet(s), are clean and sanitary and are in good working order.			
8	Water heating equipment is operational, in good repair and hot water is supplied to bathroom fixtures and the kitchen sink.			



9	Existing smoke detector devices are operational (test buttons checked), located in the vicinity of all sleeping rooms.			
10	Electrical in good working order with proper covers, no exposed wiring, existing light fixtures in good working order.			
11	Heating facilities are operational and in good working order. No gas burning appliances are located in bedrooms.			
12	Evidence of roaches, insects and rodents, were not observed in more than one unit and/or in shared, public or exterior areas: (Note: extermination is required prior to re-leasing a vacant unit).			
13	A safe, continuous and unobstructed path of travel shall be provided from any point in the unit or structure to the public way. Means of egress shall comply with the International Fire Code.			
14	Updated fire extinguishers are located in the common hallways within 75' of the entrance doors to all units on the same floor.			
15	Premises are being maintained with no excessive trash, rubbish or similar items in trash collection or dumpster areas.			
16	Maintain the exterior grading & drainage to prevent erosion & stagnant water.			
17	Exterior sidewalks & driveways to be kept in good repair; free of trip hazards.			
18	Defacement of exterior property - no marking, carving, graffiti or willful damage.			
19	Exterior walls free from holes, breaks, loose or rotting materials; maintained weatherproof and properly surface coated to prevent deterioration.			
20	Light for common halls & stairways at least one 60 watt incandescent bulb or equivalent per 200 sq. ft. of floor or stairs. Light fixture to be "whole".			

Certified Building Inspector Signature: _____

Tele. No. _____